

## DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

**REPORT TO:** Durham District School Board **DATE:** January 22, 2024  
**SUBJECT:** Quarterly Construction and Major Projects Report **PAGE:** 1 of 8  
**ORIGIN:** Camille Williams-Taylor, Director of Education and Secretary to the Board  
David Wright, Associate Director of Corporate Services and Treasurer of the Board  
Lisa Bianca, Head of Facilities Services  
Lindsay Wells, Senior Manager of Development and Inclusive Design  
Mike Kennedy, Manager of Major Projects  
Ambrosio Dimagiba, Manager of Design and Construction

### 1.0 Purpose

The purpose of this report is to provide the Board of Trustees with an update on the status of construction and major projects as of December 31, 2023. Updates to this report will be provided to Trustees on a quarterly basis (January, March, June and September), and will be posted on the Board's website.

### 2.0 Ignite Learning Strategic Priority/Operational Goals

**Success** – *Set high expectations and provide support to ensure all staff and students reach their potential every year.*

**Well-being** – *Create safe, welcoming, inclusive learning spaces to promote well-being for all students and staff.*

### 3.0 Background

#### 3.1 Capital Projects

The Board has received Ministry of Education approval for five new school builds and one major addition:

- February 2018: Durham District School Board (DDSB) received Ministry of Education approval to build Beaver River PS. The new school will replace and consolidate Beaverton PS and Thorah Central PS on the Beaverton PS site in Beaverton.
- July 2020: DDSB received Ministry of Education approval to build a new elementary school, Unnamed Pickering Creekwood PS (now Unnamed Coughlan PS at a new location 2.5km away and is anticipated to serve many of the same students), and an addition to Mary Street PS in Oshawa to replace the existing portapac.
- October 2020: DDSB received Ministry of Education approval to build a new elementary school, Unnamed North Oshawa PS, at Windfields Farm Drive West and Wintergrace Avenue in Oshawa.
- May 2022: DDSB received Ministry of Education approval to build a new elementary school, Unnamed Pickering Seaton PS, at Burkholder Drive and Azalea Avenue in Pickering and a new secondary school, Unnamed North Oshawa SS, at Windfields Farm Drive East and Bridle Road South in Oshawa.

## 4.0 Analysis

### 4.1 **Approved Capital Priorities Projects**

#### Beaver River PS

Project Type: Rebuild Elementary School Including Child Care Centre and Early ON Hub  
Occupancy Date: September 2024  
Architect: Moffet & Duncan Architects Inc.  
Contractor: Pre-Eng Contracting Ltd.

Construction of the new facility continues with site servicing having commenced at the end of November and demolition of the existing school completed. Footings and foundations for the new building are complete along with all load-bearing masonry walls. Brick veneer is approximately 10% complete with roofing work currently underway. Mechanical and electrical installation continues with rough-in work on both floors. Project completion is scheduled for September 2024.

#### Unnamed Pickering Creekwood PS (Now Unnamed Coughlan PS)

Project Type: New Elementary School, Including Child Care Centre  
Occupancy Date: September 2025 (Rescheduled from September 2024)  
Architect: Cellucci + Pace  
Contractor: To be determined

Construction documentation is complete. Although Facilities Staff and the City of Pickering have been working diligently towards obtaining the record of site condition required for property acquisition the lengthy clearance process with the Ministry of the Environment, Conservation and Parks (MECP) has made our current project completion date unachievable. With the need for this school at a critical level, staff intend to build the school as designed on the nearby Coughlan site already owned by DDSB in Ajax at Stannardville Drive and Hurst Drive. Updated construction and opening schedule will be provided as discussions and approvals progress with the Town of Ajax. The school development history in Pickering is attached as Appendix A and includes a draft schedule and comparison between the two sites.

#### Mary Street PS Oshawa – Addition

Project Type: Replacement of Existing Portapac with a New Addition  
Occupancy Date: September 2024  
Architect: Moffet & Duncan Architects Inc.  
Contractor: J.J. McGuire Construction Limited

Project construction is underway with the new parking lot in use and site services approximately 95% complete. Plumbing rough ins for the existing school are ongoing while underground plumbing approaches approximately 60% completion. Excavation and formwork are nearing completion for the new addition after several delays encountered due to remedial soil work required. This project is currently scheduled for completion in September 2024.

Unnamed North Oshawa PS (Windfields Farm Drive West/Wintergrace Avenue)

Project Type: New Elementary School, Including Child Care Centre  
Occupancy Date: September 2024  
Architect: Snyder Architects Inc.  
Contractor: Everstrong Construction Ltd.

Construction of the new facility continues with site services 95% complete. Load bearing masonry is nearing completion with footings and foundation work complete. Concrete curbs and base asphalt in the parking lot areas is complete with play areas to be finished in spring 2024. Roof joist and decking installation is approximately 50% complete with mechanical and electrical rough-in work ongoing. Project completion is scheduled for September 2024.

Unnamed North Oshawa SS (Windfields Farm East/Bridle Road South)

Project Type: New Secondary School  
Occupancy Date: September 2026  
Architect: Hossack Architects & Associates Inc.  
Contractor: To be determined

Design development for the new facility is complete with contract documents well underway. Facilities Staff continue to work with the City of Oshawa towards site plan approval with initial submission comments received. Site plan approval resubmission is targeted for late December 2023. Approval to Proceed (ATP) is targeted for early 2024 submission to EDU. Project completion is currently scheduled for September of 2026.

Unnamed Pickering Seaton PS (Burkholder Drive/Azalea Avenue)

Project Type: New Elementary School, Including Child Care Centre  
Occupancy Date: September 2026  
Architect: Snyder Architects Inc.  
Contractor: To be determined

Detailed design work and construction documentation continues to progress on the new facility. Facilities Staff continue to work with the City of Pickering towards site plan approval with initial submissions nearing completion. Project completion is currently scheduled for September 2026 with the possibility of an earlier completion date once approvals are received.

#### 4.2 Child Care Projects

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Child Care Renovation and Minor Addition Projects	Vaughan Willard PS	Construction is progressing. Interior work nearing completion, however exterior addition completion is projected for late May 2024.
3 Room Child Care Building Addition Projects	Seneca Trail PS	Contractor mobilized. Building permit and site plan approval submitted. Target completion is September 2024.
	Scott Central PS	Construction is progressing with project completion currently estimated for mid February 2024.
	Sunderland PS	The ATP to tender package was submitted to EDU and is currently under review.

#### 4.3 Major Projects

Major Projects are funded from Capital Funding provided annually to the DDSB.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Main Office/Guidance Renovations	Pringle Creek PS	Project scope was revised and is now tendering.
	G.L. Roberts CVI	Project is under construction.
	Anderson CVI	Project is under construction.
Change Room Renovation	G.L. Roberts PS	Construction is complete.
	Dunbarton HS	Project is under investigation.
Art/Science/Music Renovations	Vaughan Willard PS	Vaughan Willard PS is on hold due to overlap in scope area with the planned childcare renovation. Project will be tendered in early 2024.

<b>PROJECT</b>	<b>SCHOOL/SITE</b>	<b>PROGRESS DETAILS</b>
Outdoor Classroom / Courtyard Refresh	Uxbridge PS Eastdale CVI	Outdoor classroom.  Courtyard project is in design.
Interior Modifications – Teaching Space - Classroom Refresh	Valley Farm PS  Hillsdale PS  Dunbarton HS	Phase 2 construction is in progress.  Project is under construction.  Project investigation is in progress.
Asphalt Replacement	G.L. Roberts CVI  D.A.S.S. Simcoe Meadowcrest PS  Rosebank PS Hillsdale PS R.H. Cornish PS Fallingbrook PS Harmony Heights PS Henry St HS	Project is in design development. Construction targeted for summer 2024.  Projects are complete.  Projects are under investigation.
Roofing Projects	Dr. S.J. Phillips PS E.A. Fairman PS John Dryden PS J. Clarke Richardson Collegiate  Kedron PS  Biidaasige Mandamin PS Joseph Gould PS Meadowcrest PS Glen St PS	Projects are complete.      Project is in design.  Projects are under investigation.
Masonry/Wall Cladding Restoration	Biidaassige Mandamin PS  Bayview Heights PS  Uxbridge SS EA Lovell PS	Project is complete.  Project is in design.  Projects are generally complete with minor deficiencies remaining.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Masonry Restoration Projects    Window Replacements	Valleyview PS Hillsdale PS	Projects are complete.
	Beau Valley PS Henry St PS	Projects are under investigation.
	Coronation PS Ormiston PS Joseph Gould PS	Construction is complete.
	Pringle Creek PS	Project awarded and windows are in fabrication. Installation to be scheduled upon receipt by the contractor.
	William Dunbar PS  Valley View PS Brock HS  Port Perry HS	Project scope has been revised and is now tendering.  Projects are under investigation.  Construction is complete. Phase 3 - remaining 1966 building addition window replacement is in design.
Learning Commons Finish Refresh Projects	Coronation PS	Project is in design. Project on hold until 2024 due to required classroom space for increased student enrolment in September 2023.
	Henry St HS	Project is under construction and approaching completion December 2023.
	Greenbank PS	Project has tendered and pending award.
	Gandetsetiagon PS	Project is in design.
Interior Modifications - Washroom Upgrade Projects	William Dunbar PS	Projects are complete.
	Beau Valley PS	Project is tendering.
	Port Perry HS Ajax HS Stephen Saywell PS	Projects are in design.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Boiler Replacement Projects	Fallingbrook PS Winchester PS Quaker Village PS Pierre Elliot Trudeau PS Anderson CVI	Projects are complete.
	Altona Forest PS C.E. Broughton PS	Projects are awarded. Procurement of equipment is in progress.
	Dr. C.F. Cannon PS	Project is tendering.
Dust Collector Replacement Projects	Pickering HS Dunbarton HS	Project was awarded. Project is in design.

#### 4.4 Ventilation Improvement Projects and Air Conditioning

The following is a status report updating the progress of ventilation improvement projects from Capital Funding. The funding is provided annually to the DDSB. Projects noted as CVRIS were funded by COVID-19 Resilience Infrastructure Stream Funding provided by the Federal and Provincial governments.

Included below are the projects that provide air-conditioned cooling centres at each school site and a minimum of one fully air-conditioned building in each geographic area. This project has been ongoing since November 2017.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Ventilation Projects Non-Air Conditioned – Partial Building	D.A.S.S. Simcoe	Project is complete.
	Beau Valley PS Anderson CVI	Projects are generally complete with final commissioning in progress.
	R.H. Cornish PS	Construction for new systems and equipment is complete. Final phase of work for demolition of existing redundant mechanical equipment (1971 addition) is in progress. Construction of new systems complete.
	O'Neill CVI	Rooftop exhaust fan installation and start-up is underway.
	Frenchman's Bay PS Anderson CVI	Projects are tendering.
Partial Air Conditioning/Cooling Centres	Woodcrest PS Colonel Farewell PS	Projects are complete.
	Pringle Creek PS	Project is tendering.

This initiative will continue into the 2023-2024 fiscal year with additional sites being added to address under-ventilated learning spaces to improve ventilation across the District.

The escalation of construction costs remains a challenge throughout the industry and has resulted in significant increases to tender pricing in some sectors. Staff continue to develop projects that utilize available funding to achieve the greatest impact and benefit to the District while delaying or redesigning those projects that tender significantly over budget. Contractor viability in this volatile market has been a concern as some contractors have been unable to meet their financial obligations to their trades. In these situations, staff have worked to reassign in-progress projects to maintain project schedule and payment to trades.

## **5.0 Financial Implications**

The Ministry of Education approved Capital Priorities Funds in the amount of \$129,827,972 and the funds are being used to construct new schools and major additions. Annual Capital Funds in the amount of \$83,476,237 are being used for the completion of the major projects listed in the report.

## **6.0 Evidence of Impact**

At the conclusion of the projects noted in this report there will be a total of 3,511 new pupil places, 190 replacement pupil places at Mary Street PS and a total of 440 new child care places.

## **7.0 Communication Plan**

The Quarterly Construction and Major Projects Report is posted on the DDSB's website: [Construction and Property Updates](#)

## **8.0 Conclusion**

This report is provided to Trustees for information.

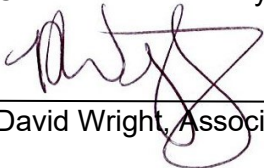
## **9.0 Appendices**

Appendix A – School Development History in Pickering

Report reviewed and submitted by:

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Camille Williams-Taylor, Director of Education and Secretary to the Board



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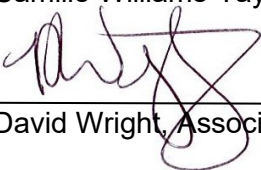
## **9.0 Appendices**

Appendix A – School Development History in Pickering

Report reviewed and submitted by:



Camille Williams-Taylor, Director of Education and Secretary to the Board



David Wright, Associate Director of Corporate Services and Treasurer of the Board



## **Appendix A**

### **School Development History in Pickering**

#### **Pickering School Facts**

There are currently 18 elementary schools and 2 secondary schools serving the Pickering area. Facilities in Pickering were built between 1952 (Fairport Beach PS) and 2001 (EB Phin PS).

Pickering had a stable population over the period between 2001 and 2020, and with no significant new residential growth, was not a candidate for new school construction. Minimal enrolment increases, primarily the result of reduced class sizes, were managed by construction of additions at four Pickering schools – Vaughan Willard (8 classrooms in 2008); Altona Forest (4 classrooms added in 2009); Westcreek (4 classrooms in 2009) and Gandatsetiagon (4 classrooms added in 2015).

#### **“Creekwood” - Tillings Road and Dersan Street School Site**

The school site located at Tillings Road and Dersan Street was identified as a school site in the City of Pickering Official Plan approximately 20 years ago. At the time it was being utilized by the City as a public works facility, but with future residential growth planned on the Brock Road corridor and Seaton, it was identified as a site for a future school. This identification was part of a program at the time to keep public land in public hands. The site was used by City of Pickering Public Works until 2019.

In 2020, with growth being realized, DDSB received an allocation to build a 536-pupil space school to accommodate new growth in north Pickering. The site selected for this project was the Tillings and Dersan, or “Creekwood” site. The City was advised of the Board’s desire to purchase the site and began preparations for sale. Over the past 40 months, City staff and consultants have worked towards obtaining the necessary environmental clearances required for DDSB to receive approval from the Ministry of Education (EDU) to purchase the site.

Unfortunately, due to the complicated nature of the environmental remediation and approvals process through the Ministry of the Environment, Conservation and Parks (MECP), that process is not complete, and the property therefore can’t be transferred to the DDSB, impacting our timelines even further and meaning that enrolment pressures at existing schools are getting worse.

As a result, the DDSB decided to utilize an alternate nearby location (Stannardville Drive and Hurst Drive in Ajax) to build a school that will still serve families in Pickering as we continue to serve families across multiple municipalities and ensure that we can get a school open by September 2025. DDSB still has interest in the Tillings Rd site for a school in the future and is committed to working with the City of Pickering to purchase when all approvals are in place.

## Recent Communications and Community/Public Engagement on Creekwood Site

Recognizing that there is strong community interest in this project, the DDSB has communicated with the DDSB families in the “Creekwood” area as well as the municipality and Board.

The following are recent communications and community/public engagement activities related to the decision to change sites and past engagement related to site timelines that have occurred.

Date	Action
<b>2020-present</b>	Project updates included in Quarterly Construction reports to Board.
July 2020	Media release issued announcing new school and proposed opening date of September 2023. Letter to families also sent at this time.
June 2021	Informed families of students attending Valley Farm PS and Valley View PS that with site issues unresolved, the opening date for the school was rescheduled to September 2024.
October 2023	Informed families of students attending Valley Farm PS and Valley View PS that with the site issues unresolved, the opening for the school was rescheduled to September 2025
December 8, 2023	Meeting with the Chair and Pickering Trustees to provide a briefing on the decision to change locations.
December 13, 2023	Meeting with City of Pickering staff (Chief Administrative Officer) to communicate the decision.
December 20, 2023	Informed all trustees via e-mail of the decision.
December 20, 2023	Informed MPP’s office of the decision.
December 20, 2023	Informed families of students attending Valley Farm PS and Valley View PS via letter of the decision to change sites.
January 5, 2024	Staff attended Pickering City Councillor’s community meeting to discuss the change in site.

In the past few years, there have been multiple delays to the project schedule outside the control of the DDSB. Each time this occurred, families of students attending Valley View PS and Valley Farm PS have been notified via e-mail given that students residing in the vicinity of the Tillings Rd site are currently attending both schools. This has been our regular method of communication with families in the community and is consistent with our practice across the District.

Throughout this process, district staff have regularly updated EDU staff and shared site challenges and the status of approvals. Furthermore, on our behalf, EDU staff have met with MECPC counterparts for updates and the sharing of information.

District staff have also met monthly with City of Pickering staff to share information, receive updates on progress, work through the rezoning process and severance (completed), Site Plan Approval and Building Permit approval.

### **Alternate Site Projected Timelines**

The proposed schedule for development on the Unnamed Coughlan alternate site in Ajax is:

Geotechnical investigations are being completed in January 2024; Approval to Proceed will be resubmitted to the Ministry of Education for approval by the end of January 2024; Site Plan Application will be submitted to Town of Ajax in February 2024; Tender for construction will be released in February 2024; School construction will take place from June 2024 - September 2025. Projected occupancy September 2025.

### Comparative Project Timeline Based on Site:

As shown in the table below and based on the current information we have, we have included what the timeline would have been for the Pickering “Creekwood” site if we did not have an alternative site option, along with the current timeline for the Unnamed Coughlan site now that we have made the decision to move forward with that DDSB owned site.

	Pickering “Creekwood” Site – Tillings & Dersan	Unnamed Coughlan Ajax Site
Rezoning/Severance	Complete	Not required
Ministry Approval to Purchase - 60 days	Following RSC Spring 2025 July 2025	Received May 2022
Purchase	September 2025	October 2022
Geotechnical Investigation 3 months	September 2024 – November 2024	December 2023 – January 2024
Site Plan Agreement 9-12 months	June 2025	February 2024 – October 2024
ATP Submission 3 – 6 months	Submitted – To be revised following geotechnical Investigation findings November 2024 – January 2025	January 2024 – April 2024
Tender 2 months	July 2025 – September 2025	February 2024 – April 2024
Post Tender ATP 3 – 6 months	not included in timeline	not included in timeline
Construction 15 months	October 2025 – December 2026	June 2024 – September 2025 (conditional / staged building permit)
School Opening	January 2027	September 2025 ** Staged opening - Child Care, gym and learning commons opening after September